



## Olivers Road Clacton-On-Sea, CO15 3QH

Sheen's Estate Agents are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE. The property is situated on the edge of Clacton-on-Sea's town centre with local shopping amenities located within 500 yards and with Clacton-on-Sea's mainline railway station, town centre and seafront located within half a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 13'10 x 12'2 Lounge
- 12'2 x 10'3 Dining Room
- 12'5 x 7'7 Kitchen
- Gas Central Heating (n/t)
- Ground Floor Bathroom
- Separate W/C
- Close To Local Amenities
- Council Tax Band B
- EPC Rating E

**Price £180,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### LOUNGE

13'10 into bay x 12'2

Radiator. Double glazed bay window to front.





## KITCHEN

12'5 x 7'7

Fitted with a range of wall mounted gloss fronted units. Comprising; rolled edge work surfaces with cupboards below. Inset stainless steel sink unit with mixer tap. Space for cooker. Space for fridge freezer. Double glazed window to side.



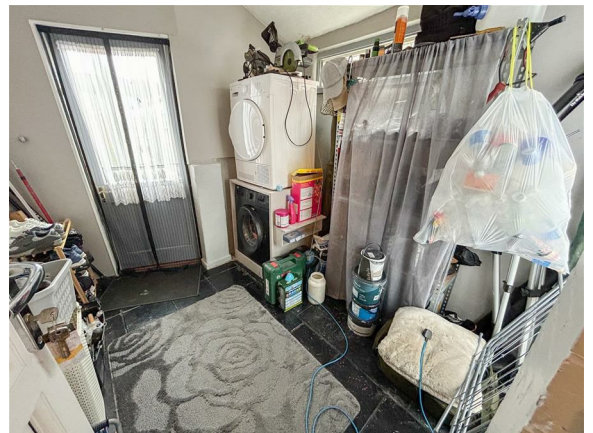
## DINING ROOM

Radiator. Storage cupboard. Doors to lean to. Open access to kitchen.



## LEAN TO

Space and plumbing for washing machine. Doors to outside rear.



## BATHROOM

Low level W/C. Panelled bath with wall mounted shower attachment (not tested). Pedestal hand wash basin. Double glazed window to rear.



## BEDROOM ONE

12'2 x 11'4

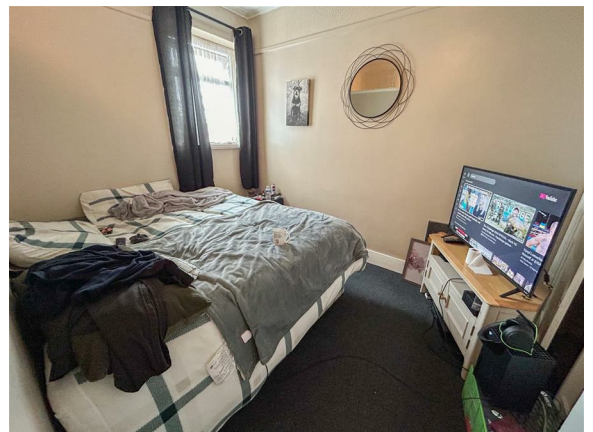
Storage cupboard. Double glazed window to front. Radiator.



## BEDROOM TWO

10'2 x 7'9

Storage cupboard. Double glazed window to rear. Radiator.

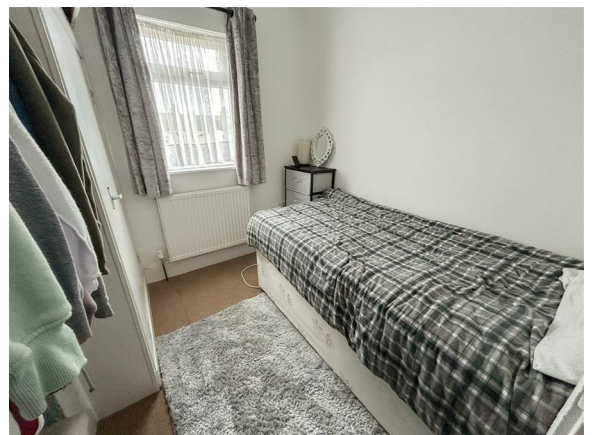




### BEDROOM THREE

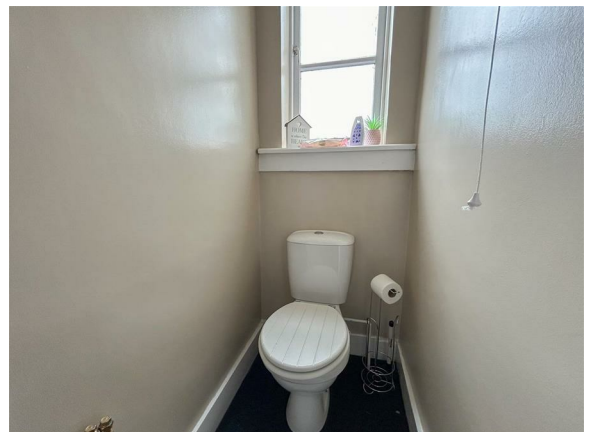
8'5 x 7'8

Storage cupboard housing gas combination boiler (not tested).  
Double glazed window to rear.



### W/C

Low level W/C. Window to side.



### OUTSIDE REAR

Enclosed by panelled fencing. Patio paved with remainder being laid to lawn.



### OUTSIDE FRONT

Patio paved area with path. Brick built dwarf wall.



### EH 04/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: B - £1662.43 Per Year

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

### Particular Disclaimer

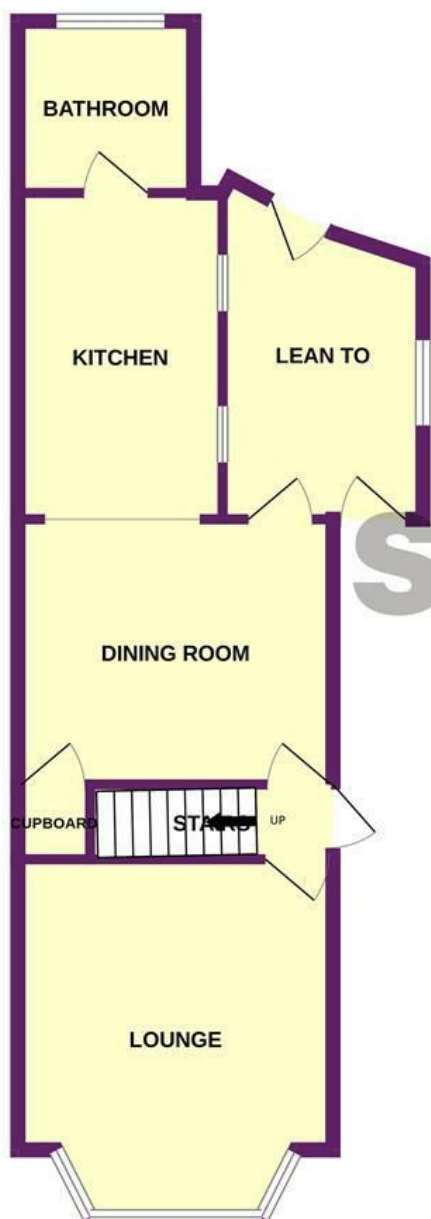
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



**Sheen's**  
The Action Agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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